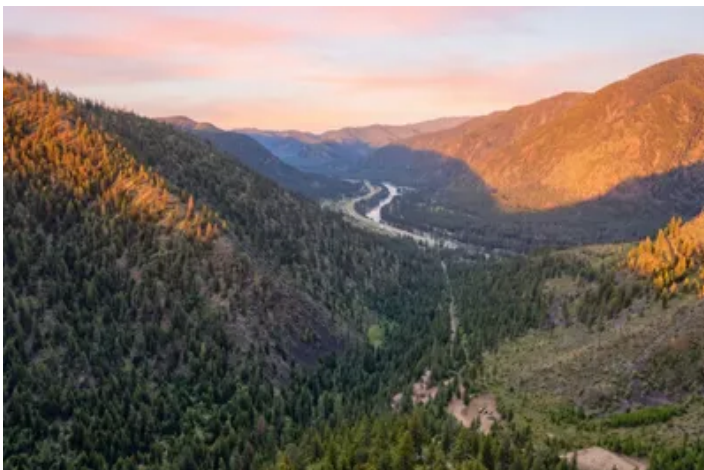


W MOUNTAIN CREEK 1
County Road
Alberton, MT 59820

\$355,000
151± Acres
Mineral County



W MOUNTAIN CREEK 1

Alberton, MT / Mineral County

SUMMARY

Address

County Road null

City, State Zip

Alberton, MT 59820

County

Mineral County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

47.03081633 / -114.53710137

Acreage

151

Price

\$355,000

Property Website

<https://compasslandpartners.com/property/w-mountain-creek-1/mineral/montana/91208/>



W MOUNTAIN CREEK 1

Alberton, MT / Mineral County

PROPERTY DESCRIPTION

W Mountain Creek 1 is a +/-151-acre mountain tract situated just outside Alberton, Montana. The property offers exceptional privacy while maintaining convenient access to essential infrastructure and recreational opportunities.

Location & Access

Road Access: Year-round access via paved, county-maintained road

Power Infrastructure: Electrical service runs along the property frontage

Proximity to Towns: 40 minutes west of Missoula and Missoula International Airport

Land Features & Terrain

Topography: Mix of steep mountain sections and level building areas

Development Potential: Level areas suitable for cabin, retreat, or basecamp construction

Boundaries: Property borders Forest Service land on multiple sides

Recreational Opportunities

Public Land Access: Direct access to Forest Service land opens unlimited outdoor recreation in all directions

Water Recreation: Minutes from Clark Fork River for fishing, rafting, and water activities

Year-Round Activities: Mountain location provides four-season recreational access

Urban Proximity Benefits

Missoula Access: 40-minute drive to growing urban center

Airport Convenience: Direct access to Missoula International Airport

City Amenities: Medical services, fine dining, university events, and cultural activities

Outdoor Recreation: Riverfront parks, farmers markets, and Snowbowl ski slopes nearby

Investment Highlights

Seclusion with convenience: Remote mountain setting with on-grid infrastructure

Public land access: Borders Forest Service property for expanded recreational opportunities

Development ready: Level building sites with power and road access in place

Strategic location: Privacy with proximity to Missoula's amenities and airport

Water recreation: Close access to Clark Fork River activities

Year-round access: County-maintained paved road ensures reliable access

Summary



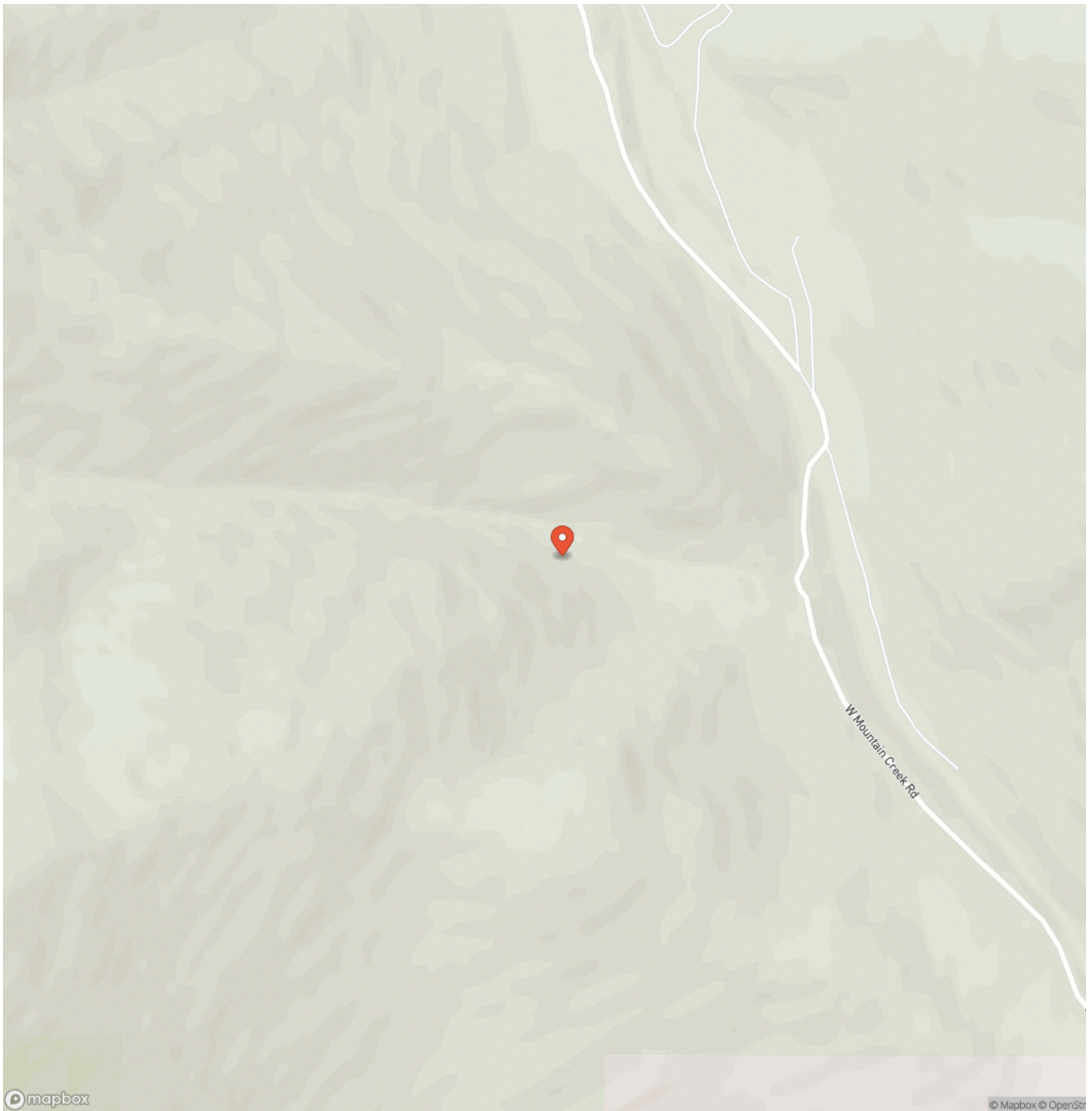
This property perfectly combines mountain seclusion with road frontage and proximity to larger towns. Contact us today to schedule a visit.



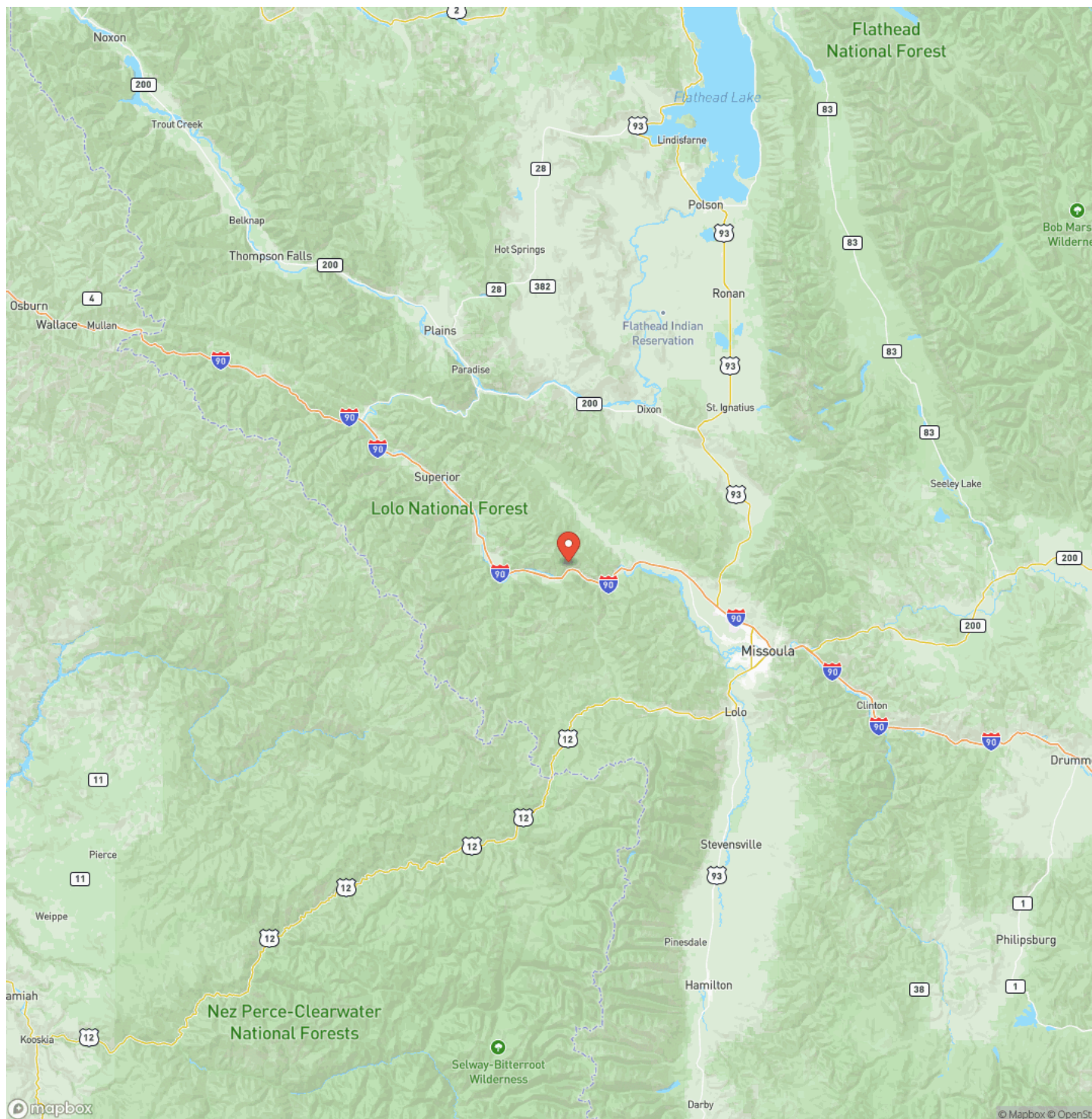
W MOUNTAIN CREEK 1
Alberton, MT / Mineral County



Locator Map



Locator Map



Satellite Map



W MOUNTAIN CREEK 1
Alberton, MT / Mineral County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tanner Rauk

Mobile

(406) 830-6989

Office

(406) 830-6989

Email

tanner@compasswestland.com

Address

City / State / Zip

Missoula, MT 59801

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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